


<p style="text-align: center;">Town of North Hempstead, New York Brownfields Assessment Demonstration Pilot</p> <p>U.S. EPA, Region 2 290 Broadway New York, New York 10007</p> <p style="text-align: right;">June 2002</p>	
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Program Information

The EPA Brownfields Economic Redevelopment Initiative is designed to empower States, communities, and other stakeholders in economic redevelopment to work together in a timely manner to prevent, assess, safely clean up, and sustainably reuse brownfields. A brownfield is an abandoned, idled, or under-used industrial or commercial facility where expansion or redevelopment is complicated by real or perceived contamination. Since 1995, EPA has funded more than 300 Brownfields Assessment Demonstration Pilots, at up to \$200,000 each, enabling localities to clarify environmental contamination issues in order to facilitate redevelopment. Pilot funds are for site assessment, reuse planning and related community involvement. EPA Region 2 provides direct support to the States, Tribes, counties, municipalities, and communities of New York, New Jersey, Puerto Rico, and the US Virgin Islands as they continue to seek new methods to promote site assessment, environmental cleanup, and redevelopment.

I. Overview

In May 2000, the U.S. Environmental Protection Agency (EPA) selected the Town of North Hempstead as a Brownfields Demonstration Assessment Pilot. North Hempstead, located in Nassau County and adjacent to the borough of Queens on Long Island, contains the Hamlet of New Cassel at its southeast tip. The focus of the Pilot will be the 170-acre New Cassel Industrial Area (NCIA) and the residential area north of the NCIA. The NCIA consists of about 160 industrial and commercial operations including auto repair shops; machine, pharmaceutical, asphalt, and other industrial manufacturing facilities; tool and dye shops; and industrial waste salvage plants. There are currently 17 sites within the NCIA that have been investigated by the New York State Department of Environmental Conservation (NYSDEC) and placed on the State Registry of Inactive Hazardous Waste Sites.

The poorest residents of New Cassel live directly north of the NCIA. This federally-designated poverty tract is surrounded by contaminated, abandoned, vacant, and underutilized property. Additionally, nine percent of New Cassel's residents live in poverty and 34 percent do not have a high school diploma.

To help improve these environmental conditions, minimize criminal activity, and revitalize the community, New Cassel's leaders developed the New Cassel Environmental Justice Project (NCEJP) in 1995, and in 1998, a U.S. Department of Justice Weed and Seed designation was secured. These initiatives have already shown positive results. Drug arrests dropped 21 percent from 1998 to 1999 and local residents have been involved in revitalization efforts at more than 100 community meetings.

Previously, using U.S. Department of Housing and Urban Development Community Development Block Grant funds, North Hempstead's Community Development Agency (CDA) had worked with New Cassel community groups to produce Urban Renewal Plans for two areas that are discussed below. The Plans identified specific areas within the Town's Urban Renewal Areas, which were appropriate for high and low density residential development (with an emphasis on affordable housing), commercial development (with an emphasis on supermarkets and retail shops), environmentally-friendly industrial areas (with an emphasis on business incubators) and community institutions, such as Senior and Youth Centers.

II. Brownfields Pilot Progress

Implementation Strategy

As part of North Hempstead's overall plans for both economic and community development of New Cassel, the Town's brownfields strategy seeks to reclaim older, abandoned, and underutilized industrial sites for a variety of productive uses including industrial development, commercial development, residential development, and community-institutions. North Hempstead's brownfields program is carried out from the Town of North Hempstead's Department of Planning and Economic Development.

The New Cassel Brownfields and Community Revitalization Project is guided primarily by the two Urban Renewal Plans that were previously developed by CDA and the community. The Urban Renewal Plan for the Prospect Corridor Urban Renewal Area was developed in 1990 and the plan for Union Avenue was developed in 1996. The goals of these URP's are also the goals of the New Cassel Brownfields and Community Revitalization Project, which include:

1. Environmental remediation of contaminated properties;
2. Rehabilitation of vacant and underutilized properties into environmentally compatible, sustainable commercial and industrial businesses;
3. Enhancement of job training efforts and creation of jobs for New Cassel residents; and
4. Increasing the area's liveability by enhancing recreational and affordable housing opportunities, public improvements and overall aesthetics of the area.

The Town will work cooperatively with the nearby City of Glen Cove, New York, an EPA Brownfields Showcase Community. Cooperation between North Hempstead and Glen Cove will include sharing strategies to develop and implement a regional strategy for urban renewal and seeking to lessen the pressure to develop greenspace in Nassau County. The Town will also interface with Glen Cove to gather appropriate materials available to further educate the Town on available resources for community and brownfields revitalization.

Community Involvement

The Town intends to increase the amount of community involvement under the Pilot through the implementation of a Community Involvement Plan. The Pilot's objective is to identify, organize and involve the affected communities and citizens in the site selection, assessment, and cleanup process, and to educate and inform the public on the Town's brownfields progress. The Town plans on using existing outlets such as newsletters, local newspaper, public-access cable, information repositories, neighborhood forums, and a dedicated website. The Town has already participated in a forum on the revitalization of New Cassel that was organized by a group of local clergy, the Unified New Cassel Community Revitalization Corporation (UNC), working with Sustainable Long Island (SLI). The meeting was held in order to help facilitate community revitalization, sustainable development, and a shared vision.

One of the primary community outreach organizations is the NCEJP, which has been working with the New Cassel community, and participating in the development of community and brownfields revitalization plans in three distinct ways:

- Public education about local pollution problems has allowed residents to be involved in the government decision making processes that affect New Cassel's environmental health.

- Development of pollution prevention solutions has included the review of all New Cassel industrial facilities' environmental permits, as well as monitoring to ensure facility compliance. Facilities have been encouraged to work with the community to develop pollution prevention plans to increase environmental compliance, and to improve visual aesthetics of NCIA facilities.
- Representation of the community before government agencies to ensure reduction and clean up of pollution in New Cassel.

A Pilot kickoff meeting, which was hosted by both the Town of North Hempstead and EPA Region 2, was held in the Spring of 2001. The meeting provided an introduction to the project and the overall community revitalization efforts to community and environmental groups as well as to environmental consultants.

III. Brownfield Site Activities

Site Inventory

The Town has performed a partial inventory of the brownfield sites in New Cassel through the analysis of previous NYSDEC investigations, building department records, and interviews with community groups. A thorough inventory, which will identify and classify all the brownfield sites in New Cassel, will be completed.

Site Selection

The Town of North Hempstead will select the Pilot's target sites looking at several factors. The sites will be chosen based on their past history and use, conversations with the NYSDEC, site visits, and importance to the overall community revitalization.

Pilot funds will be utilized by the Town to prioritize assessments of sites based on potential ease of development, value with regard to employment potential and tax revenue generation, and value with regard to the Prospect and Union Avenue Urban Renewal Plans. Sites will be selected once the site inventory is completed.

Site Assessment and Reuse Planning

The site inventory needs to be completed before any sites are selected for the Phase I Site Assessments. Once the targeted sites are chosen and approved, site profiles will be created and accompany this fact sheet.

IV. Measures of Success

Properties Estimated in Brownfields Pilot Areas: 8

For the entire Pilot area, the number of properties/parcels which have been identified by the Pilot as brownfields. The Pilot area includes the entire jurisdiction of the Pilot (e.g., the entire City of Chicago or the State of Minnesota), not just the specific area(s) that the Pilot has defined as target areas.

Properties Reported to be Contained in Pilot Inventories: 8

For the entire Pilot area, the number of properties/parcels which have been included in an inventory of brownfields properties/parcels. Types of brownfields inventories include: lists, spreadsheets, and databases (geographic information systems or other forms). These

inventories may include lists such as a foreclosure list of abandoned industrial sites, a state list of no-further actions sites, etc.

Properties Reported to be Targeted by Pilot: NR

For the entire Pilot area, the number of brownfields properties/parcels the Pilot reports it is “targeting”, or at which the Pilot says it will conduct, is conducting, or has conducted activities such as assessment, cleanup planning, facilitation of redevelopment, community outreach, etc.

V. Non-Site Specific Funding Leveraged

Funding that has been leveraged under the pilot program, but cannot be attributed to any one site.

A. Non-Site Specific Funding Leveraged for Assessment

Funded by: ☐ Local (City) ☐ Local (County) ☐ Private ☐ State ☐ Other Federal

Amount Funded: \$_____

Additional information concerning funding:

B. Non-Site Specific Funding Leveraged for Cleanup

Funded by: ☐ Local (City) ☐ Local (County) ☐ Private ☐ State ☐ Other Federal

Amount Funded: \$_____

Additional information concerning funding:

C. Non-Site Specific Funding Leveraged for Redevelopment

Funded by: ☐ Local (City) ☐ Local (County) ☐ Private ☐ State ☐ Other Federal

Amount Funded: \$_____

Additional information concerning funding:

VI. Current Activities

The Town is working to complete the site inventory so that sites may be selected for redevelopment.

VII. Contact Information

Pilot Contact

Name: Denise L. Harrington
Title: Environmental Control Specialist
Organization: Department of Planning and Development
Town of North Hempstead
Address: 220 Plandome Road
Manhasset, NY 11030
Phone: (516) 869-7754
Fax: (516) 869-7798
E-mail: harringtond@northhempstead.com

EPA Contact

Name: Jenny Tsolisos
Title: Brownfields Project Manager
Organization: United States Environmental Protection Agency
Address: USEPA
290 Broadway
New York, NY 10007
E-mail: tsolisos.jenny@epa.gov

For more information on EPA's Brownfields Initiative visit EPA's website at:

National Website <http://www.epa.gov/swerosps/bf>

Regional Website <http://www.epa.gov/r02earth/superfnd/brownfld/bfmainpg.htm>